


South Street, Epsom

The PERSONAL Agent

# Guide Price £190,000

## Leasehold

- Retirement development
- Top floor apartment
- Two double bedrooms
- Fitted Kitchen
- 19ft lounge
- No onward chain
- Development Manager
- 24 hr emergency call system
- Residents lounge & kitchen
- Close to High Street & Station



Tucked away in a small development on the periphery of Epsom High Street, this generous two double bedroom, top floor retirement apartment is surrounded by well maintained communal grounds and offered to the market with no onward chain.

Enjoying a truly convenient position with heaps of green views and easy access to the high street, Ashley Centre shopping facilities, Marks and Spencer, Waitrose and the railway station with excellent links to London, finding a better positioned property would be a difficult task indeed.

Benefitting from a Development manager and a 24 hr emergency call system, this over 60's development is also very close to the open parkland of the adjoining Mounthill Gardens and a stones' throw of Rosebery Park.

Viewing is strongly advised by vendors Sole agent.

Saddlers Court was constructed by McCarthy & Stone (Developments) Ltd in the late 1990's and comprises 42 properties arranged over 4 floors served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency.

For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Accommodation comprises an entrance hall, lounge, kitchen, two double bedrooms, ample storage and bathroom.

It is a condition of purchase that single residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Epsom High Street has a variety of shops, the Ashley Centre, a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Leasehold
Length of lease (years remaining) -97 years
Annual ground rent amount (£) - 714.04
Annual service charge amount (£) - 5,743.68
Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

















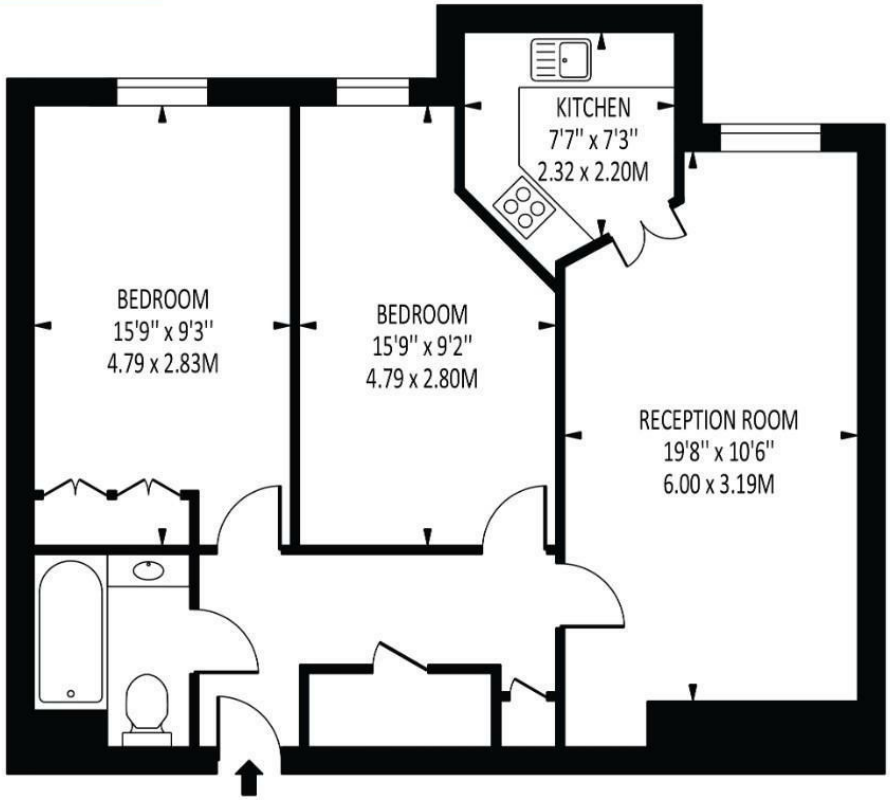


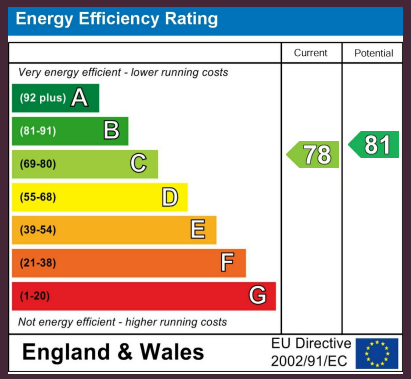


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# Saddlers Court, South Street

Total Area: 671 SQ FT • 62.37 SQ M




Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

